



## ANDERSON COUNTY GOVERNMENT

TERRY FRANK  
COUNTY MAYOR

### A Few Helpful Hints about Delinquent-Tax Properties held by Anderson County Government:

- The County Mayor's Office is the custodian of delinquent-tax properties held by Anderson County Government.
- It is the responsibility of any interested bidder to conduct all document searches related to delinquent-tax property. (For example: liens, deed research associated with the property).
- It is the responsibility of any interested bidder to ensure he/she is able to obtain financing for any property of interest before placing a bid on property.
- If you are the initial bidder on delinquent-tax property, by State Law, your bid will be advertised in a newspaper of general circulation in Anderson County; up to 10 days after publication of your bid, any other interested bidder may submit a bid 10-percent higher than your initial bid. If multiple bids are received, all individuals who have submitted bids on the property will be contacted and a date and time set for all individuals to appear before the County Mayor to bid on the property in an "auction-type" scenario until the winning bidder is determined.
- All delinquent-tax property held by Anderson County will be sold "AS IS," with no guarantees. Only a Quitclaim Deed will be provided. Anderson County is unable to issue Warranty Deeds under State Law that governs conveyance of delinquent tax properties.
- Once payment is received in full on property, it is the responsibility of the winning bidder to immediately file the Quitclaim Deed with the Anderson County Register of Deeds office.
- The County Mayor's office is committed to working with you to accomplish your goals. We will help you if we can, but we cannot give legal advice. We are happy to connect you with other offices that may be of assistance.

## Anderson County Delinquent Tax Properties

\*As of February 1, 2024

| Address                      | Location       | Parcel # | Group | Map  | Property Description | *Taxes, Penalties & Fees |
|------------------------------|----------------|----------|-------|------|----------------------|--------------------------|
| State Hwy 61 TriCounty Blvd. | Oliver Springs | 19       | D     | 092H | Sm Tract - 68' x 96' | \$500.00                 |
| Hendrix Drive                | Oak Ridge      | 2        | C     | 100I | Sm Tract - .03 acres | \$500.00                 |
| Charles Seivers Blvd.        | Clinton        | 26       | A     | 074P | 1 acre               | \$500.00                 |
| Adelman Lane                 | Clinton        | 1.03     | A     | 088C | Small Tract          | \$1,333.84               |
| Better Chance Lane           | Rocky Top      | 2        | A     | 018F | 100' x 60'           | \$1,731.15               |
| Mountain Road                | Clinton        | 48.07    |       | 55   | Landlocked           | \$2,010.72               |
| 276 Illinois Avenue          | Oak Ridge      | 58       | E     | 099G | Small Tract          | \$1,457.92               |
| 107 Jay Lane                 | Oak Ridge      | 50       | D     | 099I | Residential          | \$2,392.59               |
| 100 Cummings Street          | Clinton        | 11       | B     | 074I | Residential          | \$25,096.86              |

**Interested bidders should make their bids in writing and mail them to the:**

Anderson County Mayor's Office  
100 N. Main Street, Suite 208  
Clinton, TN 37716-3617

*(Please include a telephone number and mailing address with your written bid.)*

To search property information online, visit [www.acassessor.com](http://www.acassessor.com).

Per guidelines set by the county's Resale of Land Bought at Delinquent Tax Sales Committee, the amounts listed are the minimum bids that will be accepted.

The listed amounts include the taxes owed at the time of the potential sale, plus interest, penalties and fees.

Property taxes that could be owed to municipalities may not be included in the calculations.